

## COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

Pursuant to an ordinance adopted by the Chicago City Council on April 24, 2020, in response to the COVID-19 public health emergency, the Chairman of the Commission on Chicago Landmarks issued “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation,” which can be found on the Commission’s website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). In line with the Emergency Rules, the regular meetings of the **Commission on Chicago Landmarks** and its **Permit Review Committee** on **Thursday, May 7, 2020**, will be **virtual meetings simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.** and the Permit Review Committee meeting will follow directly after at approximately **1:45 p.m.**

Members of the public may view the Commission’s virtual meetings via livestream by selecting “Watch the Commission Meeting live” on the Commission’s website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). Verbal statements by the public for all agenda items will take place at the beginning of each meeting, versus after each presentation.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of Commission meetings. Comments should be sent to: [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Members of the public wishing to speak during the virtual meeting must register in advance by completing a form found at [www.chicago.gov/ccl](http://www.chicago.gov/ccl) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, May 1 and will close either when the fifteen open spots per agenda item have been allocated or by 12:45 p.m. on Tuesday, May 5, whichever comes first.

Historic Preservation staff will communicate to applicants and their representatives the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meeting should contact Historic Preservation staff by 12:45 p.m. on Tuesday, May 5.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox  
Secretary

**DRAFT**

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, May 7, 2020  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 5, 2020

2. Class L Property Tax Incentive – Final Certification

FULTON-RANDOLPH MARKET DISTRICT  
911-915 West Randolph Street

WARD 27

3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

PILSEN DISTRICT  
1336 West Cullerton Street

WARD 25

4. Permit Review Committee Reports

Report on Project Reviewed at the March 5, 2020, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Months of March and April 2020

5. Adjournment

## **Commission on Chicago Landmarks**

Summary of Projects with Staff Recommendations, May 7, 2020

### **DRAFT**

#### **2. Class L Property Tax Incentive – Final Certification**

**FULTON-RANDOLPH MARKET DISTRICT**  
**911-915 West Randolph Street**

**WARD 27**

**Applicant:** 911 Property Associates, LLC

#### **Staff Recommendation:**

**WHEREAS**, on July 29, 2015, the City Council of the City of Chicago (the “City Council”) adopted an ordinance designating the Fulton-Randolph Market District as a Chicago Landmark; and

**WHEREAS**, the building located at 911 West Randolph Street (the “Building”) is considered a contributing building to the District; and

**WHEREAS**, on January 11, 2018, the Commission on Chicago Landmarks (the “Commission”) approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

**WHEREAS**, on April 18, 2018, the City Council adopted an ordinance (the “Class L Ordinance”) recommending approval of the owner’s application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the “Project”) and with the Permanent Index Number: 17-08-440-003-0000; and

**WHEREAS**, the Commission has reviewed the Class L application and the Project undertaken at the Building pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the “County Ordinance”), and its requirements governing the Class L real estate tax incentive; now, therefore

Staff recommends that the Commission:

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and

3. Certifies that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Recommends that the Project be approved for the Class L incentive.

**3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

**PILSEN DISTRICT**

**WARD 25**

**1336 West Cullerton Street**

Proposed demolition of two-story, frame, residential building.

**Applicant:** Padraic Buckley, contract purchaser  
 Martha Fraire, owner  
 Evergreen Solutions USA Inc., wrecking contractor

**Staff Recommendation:** Staff recommends that the Commission:

- A. Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the “Rules and Regulations”), the significant historical or architectural features of the proposed district are preliminarily identified as all exterior elevations, including rooflines, of the buildings visible from the public rights-of-way; and
- B. Preliminarily find that the subject building, a two-story, frame, workers cottage constructed between 1886 and 1914 based on historic maps, contributes to the character of the proposed Pilsen District which includes a wide variety of structures built between 1870 and 1969; and,
- C. Preliminarily find that the demolition of a contributing building or structure within a landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and
- D. Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the proposed district; and,
- E. Issue a preliminary decision disapproving the demolition application.

A preliminary decision disapproving the demolition application would trigger an expedited consideration of the permit. Pursuant to Section 2-120-820, the Commission must schedule and conduct a public hearing on the application for

demolition permit and must notify the City Council of its decision within 90 days of the date the application for permit is received by the Commission.

# **NOTICE OF PUBLIC MEETING**

## **PERMIT REVIEW COMMITTEE THURSDAY, May 7, 2020 Virtual Meeting**

**1:45 p.m.**

### **DRAFT AGENDA:**

- 1. 900 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed rehabilitation of the 4-story building at 900 W. Fulton market including a new rooftop addition, demolition of the 1- and 2-story building and construction of a new 9-story building at 906 W. Fulton Market, and partial demolition of the 2-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.
- 2. 8 S. Michigan** **42<sup>nd</sup> Ward**  
**Historic Michigan Boulevard District**  
Proposed replacement of 319 decorative cast iron spandrel panels with new fiber reinforced polymer (FRP) spandrel panels to match historic.
- 3. 2132 N. Halsted** **43<sup>rd</sup> Ward**  
**Armitage-Halsted District**  
Proposed new mixed use 4-story masonry building with roof deck and attached rear garage with roof deck.
- 4. 2004 S. Throop** **25<sup>th</sup> Ward**  
**Proposed Pilsen Historic District**  
Proposed 2-story addition to existing 2-story, masonry cottage with additional site work.

**5. 2314 N. Cambridge**  
**Mid-North District**

**43<sup>rd</sup> Ward**

Proposed new fourth floor addition and roof deck atop an existing 3-story single family home.

**6. 560 W. Fullerton**  
**Mid-North District**

**43<sup>rd</sup> Ward**

Proposed insertion of new garage into street-facing elevation and new curb cut.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, May 7, 2020

## DRAFT

### 1. 900 W. Fulton Market

27<sup>th</sup> Ward

#### **Fulton-Randolph Market District**

Proposed rehabilitation of the 4-story building at 900 W. Fulton market including a new rooftop addition, demolition of the 1- and 2-story building and construction of a new 9-story building at 906 W. Fulton Market, and partial demolition of the 2-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.

**Applicant:** Shorewood Development Group, Dan Angspatt, owner  
Hartshorne Plunkard Architecture (HPA), Michael Hines, architect

**Staff Recommendation:** Staff recommends that the Committee:

#### Proposed Demolition and Partial Demolition:

1. Preliminarily find that the property at 906 W. Fulton Market, a 1- and 2-story commercial building, is non-contributing to the character of the Fulton-Randolph Market District and its demolition will not be an adverse effect on the character of the Landmark District;
2. Preliminarily find that the proposed partial demolition of the building at 910 W. Fulton Market, with the rehabilitation of the front façade to be retained in-place, will not be an adverse effect on the character of the Landmark District; and,
3. When the demolition permits are submitted recommend that the Commission recommend to the City Council approval of the proposed demolition of the buildings at 906 W. Fulton Market and partial demolition of the building at 910 W. Fulton Market in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled “Permits for demolition of landmarks – City Council Approval Required”

#### Proposed New Construction

1. Find that the proposed project, contingent upon City Council approval and with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approved the project with the following conditions:
  - a) A report by a licensed structural engineer addressing the proposed structural work, relative to how the remaining structure should be braced and protected during demolition and construction, shall be submitted to Historic Preservation staff as part of the permit plans. The recommended measures, sequencing, and protections shall



- be incorporated in the structural and architectural drawings;
- b) The proposed 2-story rooftop addition at 900 W. Fulton Market, set back 20' from the Fulton Market façade, 10' from the Peoria facade and approximately 22' taller than the historic parapet is approved as proposed;
- c) The proposed new 2-story addition at 910 W. Fulton Market, with the 3<sup>rd</sup> floor setback 15' from Fulton Market and 9' above the front parapet and 4<sup>th</sup> floor set back 32' from Fulton Market and 16' above the front parapet, is approved as proposed;
- d) Enlarged canopy, window, and storefront details shall be included in the permit plans;
- e) Masonry cleaning shall use the gentlest means possible. Masonry repair and replacement details and cleaning MSDS sheets shall be provided as part of the permit application; and,
- f) Exterior wall material samples to be submitted for review and approval to Historic Preservation staff prior to order and installation.

## 2. 8 S. Michigan

42<sup>nd</sup> Ward

### Historic Michigan Boulevard District

Proposed replacement of 319 decorative cast iron spandrel panels with new fiber reinforced polymer (FRP) spandrel panels to match historic size, color and detail.

**Applicant:** Marc Realty, owner  
Kellemeyer Godfryt Hart (KGH), architects

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in Standard 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following condition:

1. As proposed, the Fiber Reinforced Polymer replacement panels will match the historic cast iron panels in locations, dimensions, details, configuration and color. A color analysis of the cast iron panels to determine the historic color shall be performed and submitted to Historic Preservation staff along with a proposed color sample for review for approval prior to order and installation.

**3. 2132 N. Halsted**

**43<sup>rd</sup> Ward**

**Armitage-Halsted District**

Proposed new mixed use 4-story masonry building with roof deck and attached rear garage with roof deck.

**Applicant:** Sumit and Paula Gupta, owners  
Kenneth Brinkman, Environs Development, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. New windows on the front façade shall be wood or clad-wood windows with brick molds. Proposed details of exterior profiles shall be submitted with the permit application. As proposed transom window muntins shall incorporate interior and exterior grids with a spacer bar;
2. The applicant shall provide brick, stone, mortar and cladding samples for review and approval prior to permit submittal. Masonry colors and textures shall have historic precedent within the district. As proposed the concrete masonry units on the secondary elevations shall be integrally color to match the color of the brick;
3. As proposed the stair enclosure providing access to the roof shall be no larger than required and the roof shall be sloped to follow the angle of the stairs; and,
4. The proposed signage is approved in concept and signage details shall be reviewed and approved with the sign permit applications.

**4. 2004 S. Throop**

**25<sup>th</sup> Ward**

**Proposed Pilsen Historic District**

Proposed two-story addition to existing 2-story, masonry, cottage with additional site work.

**Applicant:** Joel Putnam, owner and architect

**Staff Recommendation:** Staff recommends that the Committee find that the proposed project to construct a two story addition atop the existing historic building and other proposed alterations does not meet the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 5, 9 and 10 of the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and, therefore, the project would have an adverse effect

on the significant historical and architectural features of the proposed landmark property and district.

Staff further recommends that the Committee advise that the applicant consider alternative options to rehabilitate the property that would not destroy and adversely impact the roofline and other historic features of the building such as a smaller, less visible, rooftop addition that is setback from the front façade. Pending the final designation of the proposed Pilsen Historic District, the Commission intends to draft and adopt design guidelines specific to the district which address its unique characteristics and challenges. These guidelines should evaluate properties where existing structures are built towards the rear such that additional options may be considered to accommodate further development of the property.

**5. 2314 N. Cambridge  
Mid-North District**

**43<sup>rd</sup> Ward**

Proposed new fourth floor addition and roof deck atop an existing 3-story single family home.

**Applicant:** Kathleen Swien, owner  
Andrew Ivan, Andrew Ivan Architects Inc.

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The proposed rooftop enclosure and safety railings are approved as proposed (drawings dated 4/27/20).

**6. 560 N. Fullerton  
Mid-North District**

**43<sup>rd</sup> Ward**

Proposed insertion of new garage into street-facing elevation and curb cut.

**Applicant:** Andreas Mantius, owner  
Zenon Kurdziel, architect

**Staff Recommendation:** Staff recommends that the Committee find that the proposed project to insert a garage door into a street-facing elevation and new curb cut does not meet the criteria set forth in the Commission's Rules and Regulations, the Commission's

*Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, and 9 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project would have an adverse effect on the significant historical and architectural features of the landmark property and district.

Staff further recommends that the Committee advise the applicant that should the Historic Preservation staff receive a permit application for the project as currently proposed, staff shall issue a preliminary disapproval of the application. A preliminary disapproval of the application would trigger an informal conference and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.